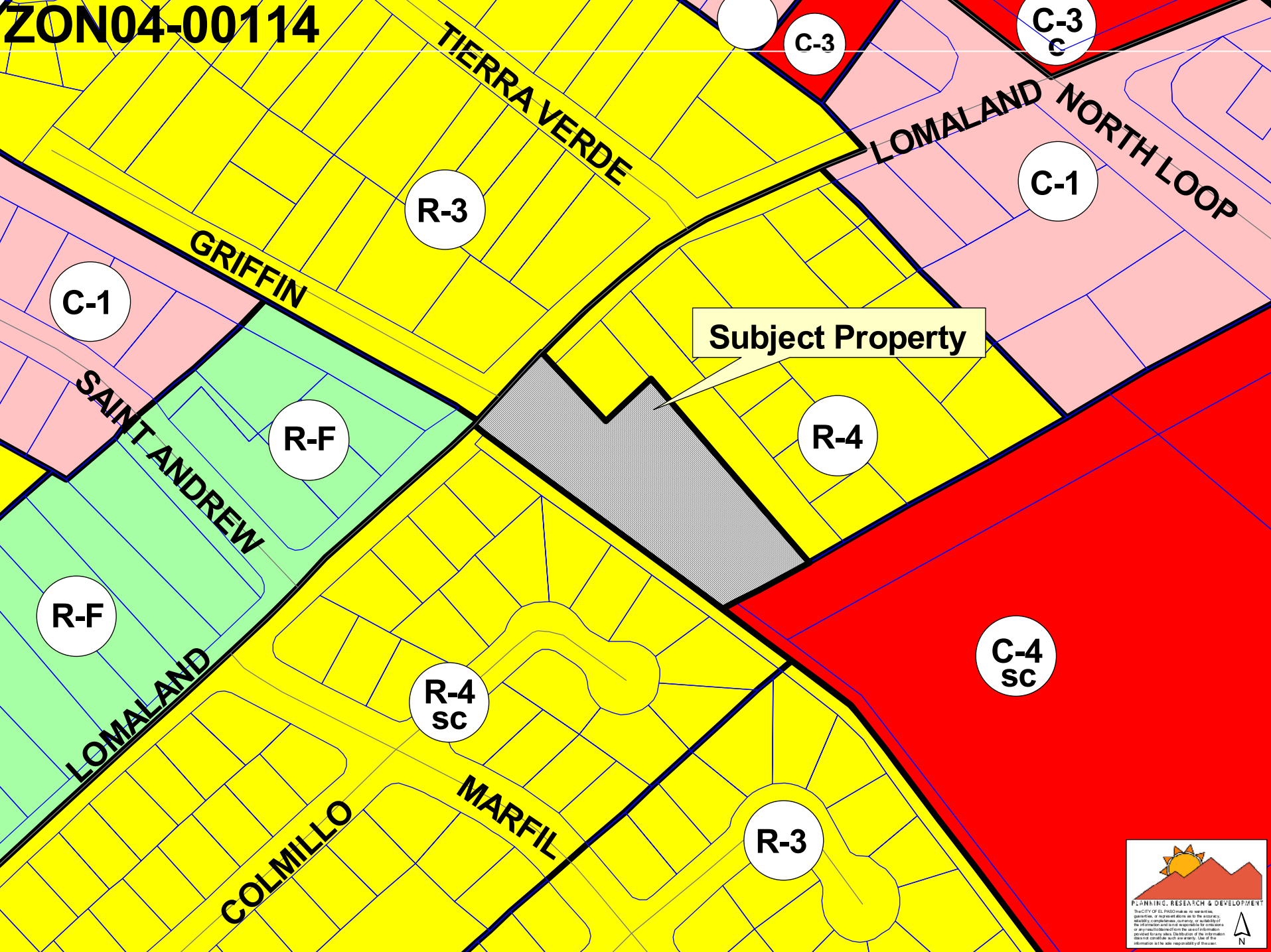


**ZON04-00114**



**Subject Property**



**ZON04-00114**

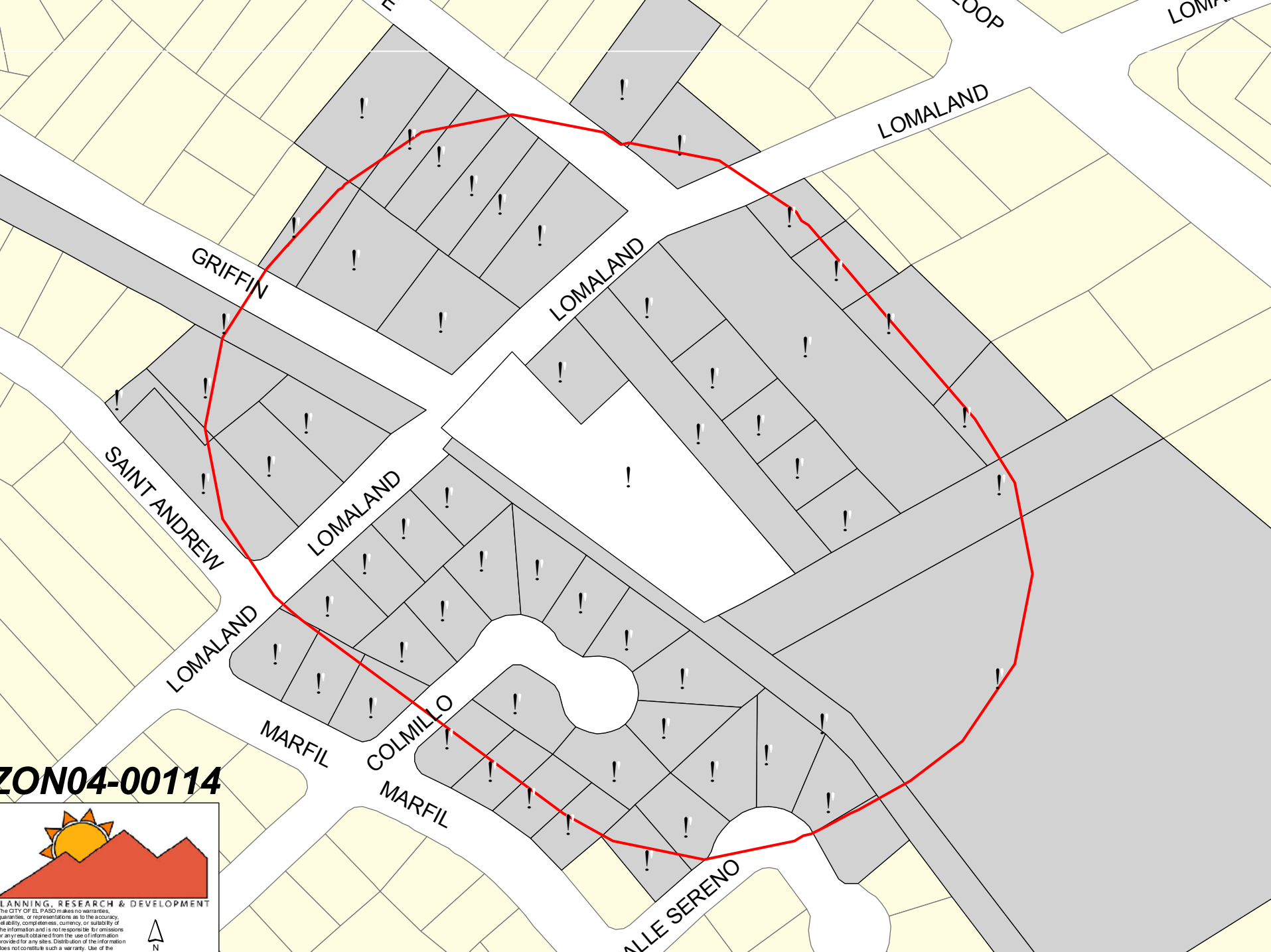
NORTH LOOP

GRIFFIN

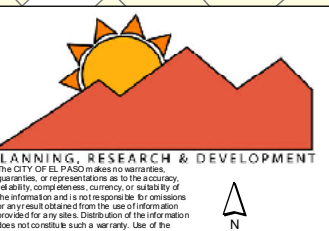
### Subject Property

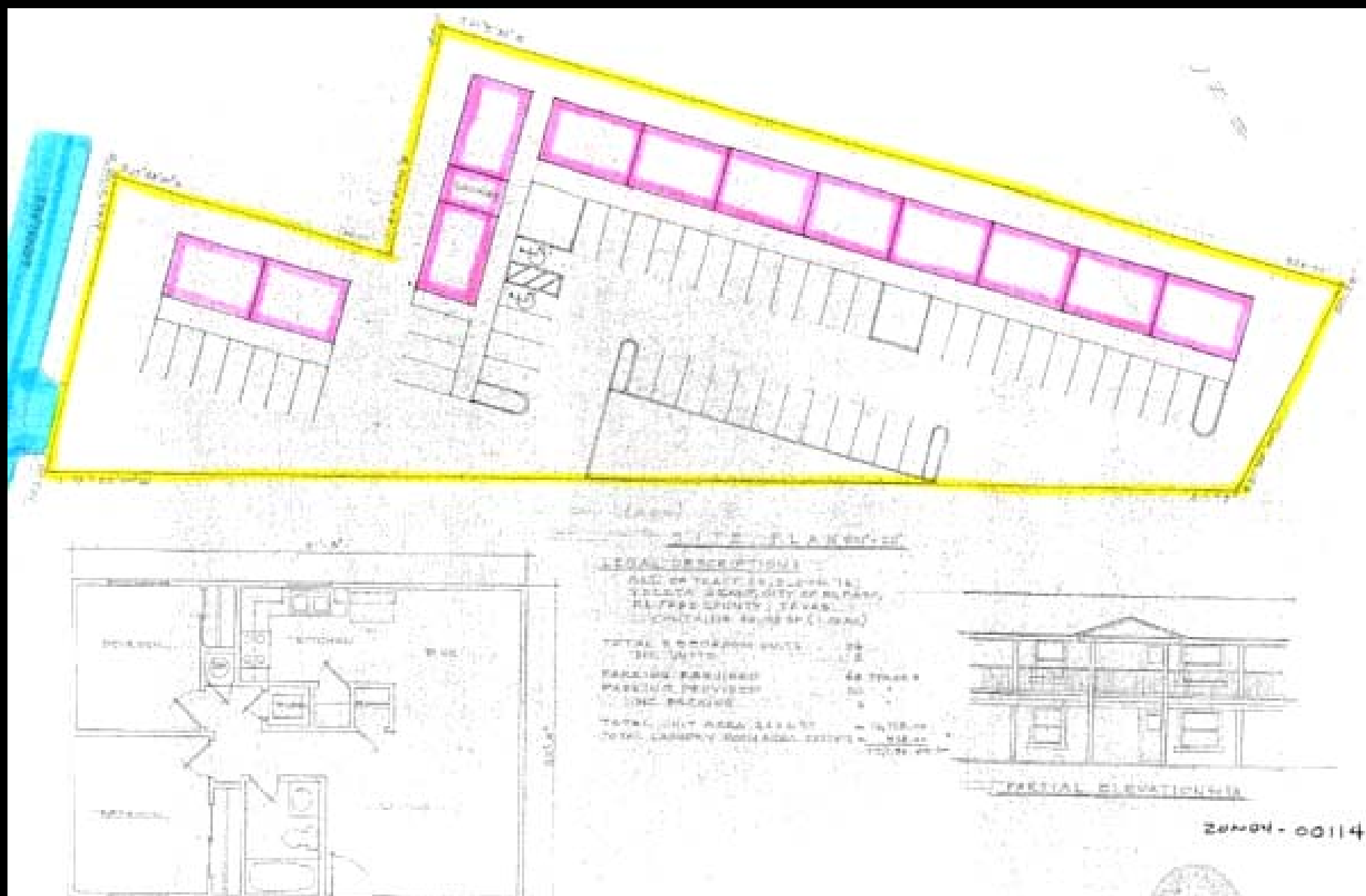






**ZON04-00114**





**Location of  
Proposed Rezoning.  
Public Hearings  
are scheduled.  
Please call 541-4056**



**ZON04-00114**



**ZON04-00114**





**ZON04-00114**





**ZON04-00114**



**ZON04-00114**

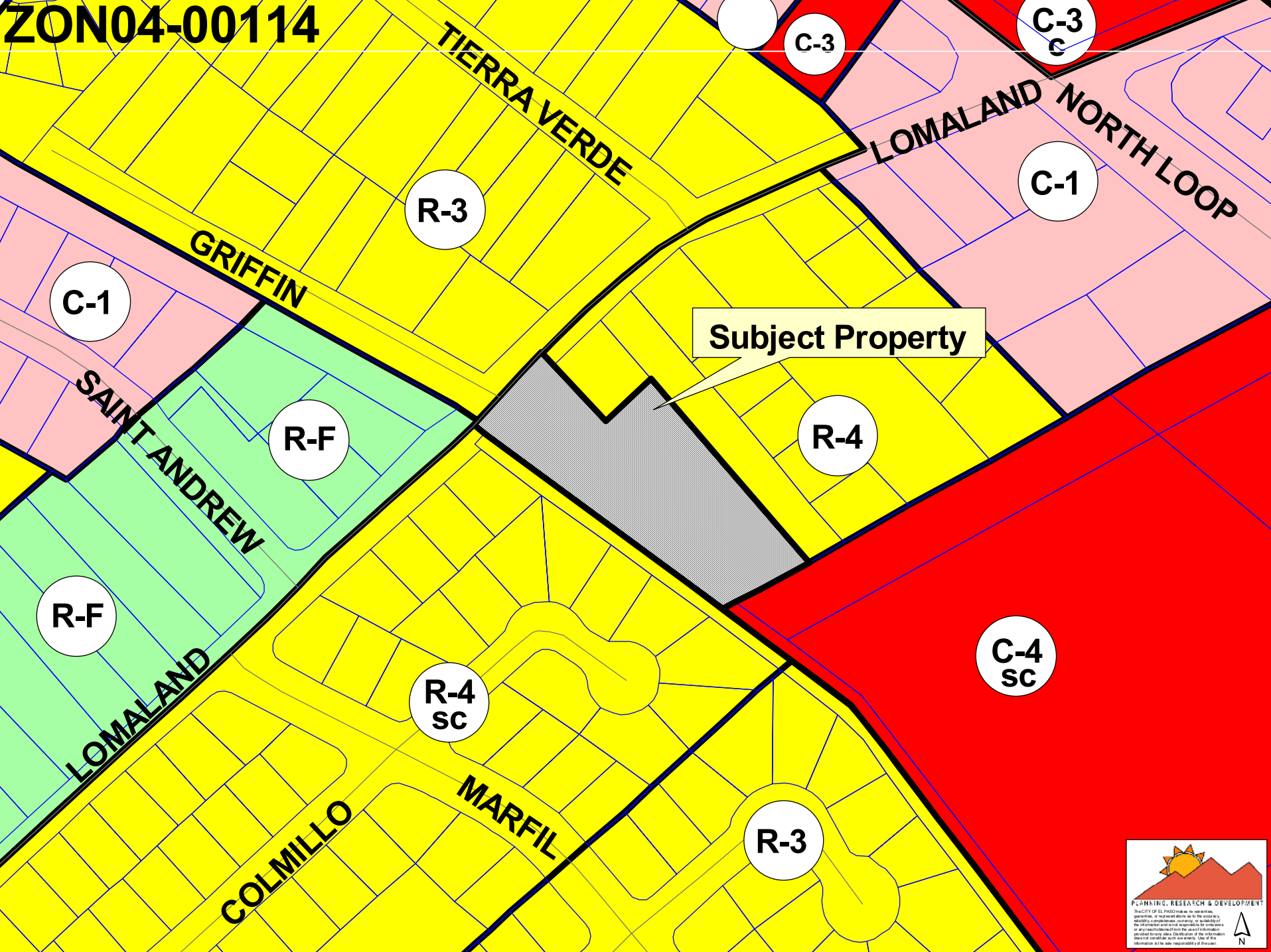




**ZON04-00114**



**ZON04-00114**





**"RETAIN FOR SUBSEQUENT COUNCIL PUBLIC HEARING"**



**CITY OF EL PASO, TEXAS  
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT**

**M E M O R A N D U M**

**TO:** The Honorable Mayor and City Council  
Joyce Wilson, City Manager  
Patricia D. Adauto, Deputy City Manager  
Laura Uribarri, Executive Assistant to the Mayor  
Adrian Ocegueda, Executive Assistant to the Mayor

**FROM:** Fred Lopez, Urban Planner / Zoning Coordinator **FL**

**SUBJECT:** Council Agenda Item (Ordinance)  
Introduction: October 12, 2004  
Public Hearing: November 02, 2004

**DATE:** October 7, 2004

---

The following item has been scheduled for City Council action as noted above. Relevant information is attached. If you have any questions, please contact me at 541-4925.

**SEE ATTACHED ITEMS**

Office Use Only			
Mayor's Office (2 copies):	date: _____	time: _____	by: _____
Representative District 1:	date: _____	time: _____	by: _____
Representative District 2:	date: _____	time: _____	by: _____
Representative District 3:	date: _____	time: _____	by: _____
Representative District 4:	date: _____	time: _____	by: _____
Representative District 5:	date: _____	time: _____	by: _____
Representative District 6:	date: _____	time: _____	by: _____
Representative District 7:	date: _____	time: _____	by: _____
Representative District 8:	date: _____	time: _____	by: _____
City Attorney's Office:	date: _____	time: _____	by: _____

- A. AN ORDINANCE CHANGING THE ZONING OF A PORTION OF S. J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS (HELEN OF TROY DRIVE WEST OF REDD ROAD) FROM R-3A (RESIDENTIAL) TO C-2 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE. APPLICANT: COLONY PARTNERS AND HILLVIEW PROPERTIES. ZON04-00106 (DISTRICT 1)
- B. AN ORDINANCE CHANGING THE ZONING OF TRACT 2B, BLOCK 14, YSLETA GRANT, EL PASO, EL PASO COUNTY, TEXAS (LOMALAND DRIVE SOUTH OF NORTH LOOP DRIVE) FROM R-4 (RESIDENTIAL) TO A-2 (APARTMENT). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE. APPLICANT: OSCAR ANDRADE. ZON04-00114 (DISTRICT 7) THIS IS AN APPEAL CASE.
- C. AN ORDINANCE AMENDING ORDINANCE NO. 011221, WHICH CHANGED THE ZONING OF LOT 18, SUNRISE ACRES NO. 2, EL PASO, EL PASO COUNTY, TEXAS, AND WHICH IMPOSED CERTAIN CONDITIONS, BY DELETING CONDITION NO. 3 THEREOF. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE. APPLICANT: HILLCREST BAPTIST CHURCH. ZON04-00131 (DISTRICT 2)





**PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT**

**MEMORANDUM**

**DATE:** October 8, 2004

**TO:** The Honorable Mayor and City Council  
Joyce Wilson, City Manager  
Patricia D. Adauto, Deputy City Manager  
Laura Uribarri, Executive Assistant to the Mayor  
Adrian Ocegueda, Executive Assistant to the Mayor

**FROM:** Fred Lopez, Planner II / Zoning Coordinator

**SUBJECT:** **ZON04-00114:** Tract 2B, Block 14, Ysleta Grant  
**LOCATION:** Lomaland Drive South of North Loop Drive  
**REQUEST:** From: R-4 (Residential);  
To: A-2 (Apartment)

---

The City Plan Commission (CPC), on September 16, 2004, voted **4 - 0** to recommend **DENIAL** of rezoning the subject property from R-4 (Residential) to A-2 (Apartment), against Staff's recommendation.

The CPC found that this rezoning is not in conformance with The Plan for El Paso. The CPC also determined that this rezoning does not protect the best interest, health, safety and welfare of the public in general; and that the proposed use is not compatible with adjacent land uses.

There was **OPPOSITION** to this request.

**Attachment:** Location Map

**STAFF REPORT**

**Rezoning Case:** ZON04-00114

**Property Owner(s):** Oscar Andrade

**Applicant(s):** Oscar Andrade

**Representative(s):** Oscar Andrade

**Legal Description:** Tract 2B, Block 14, Ysleta Grant

**Location:** Lomaland Drive South of North Loop Drive

**Representative District:** # 7

**Area:** 1.06 Acres

**Present Zoning:** R-4 (Residential)

**Present Use:** Vacant

**Proposed Zoning:** A-2 (Apartment)

**Proposed Use:** Apartments

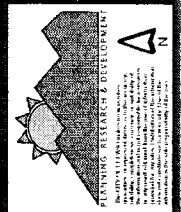
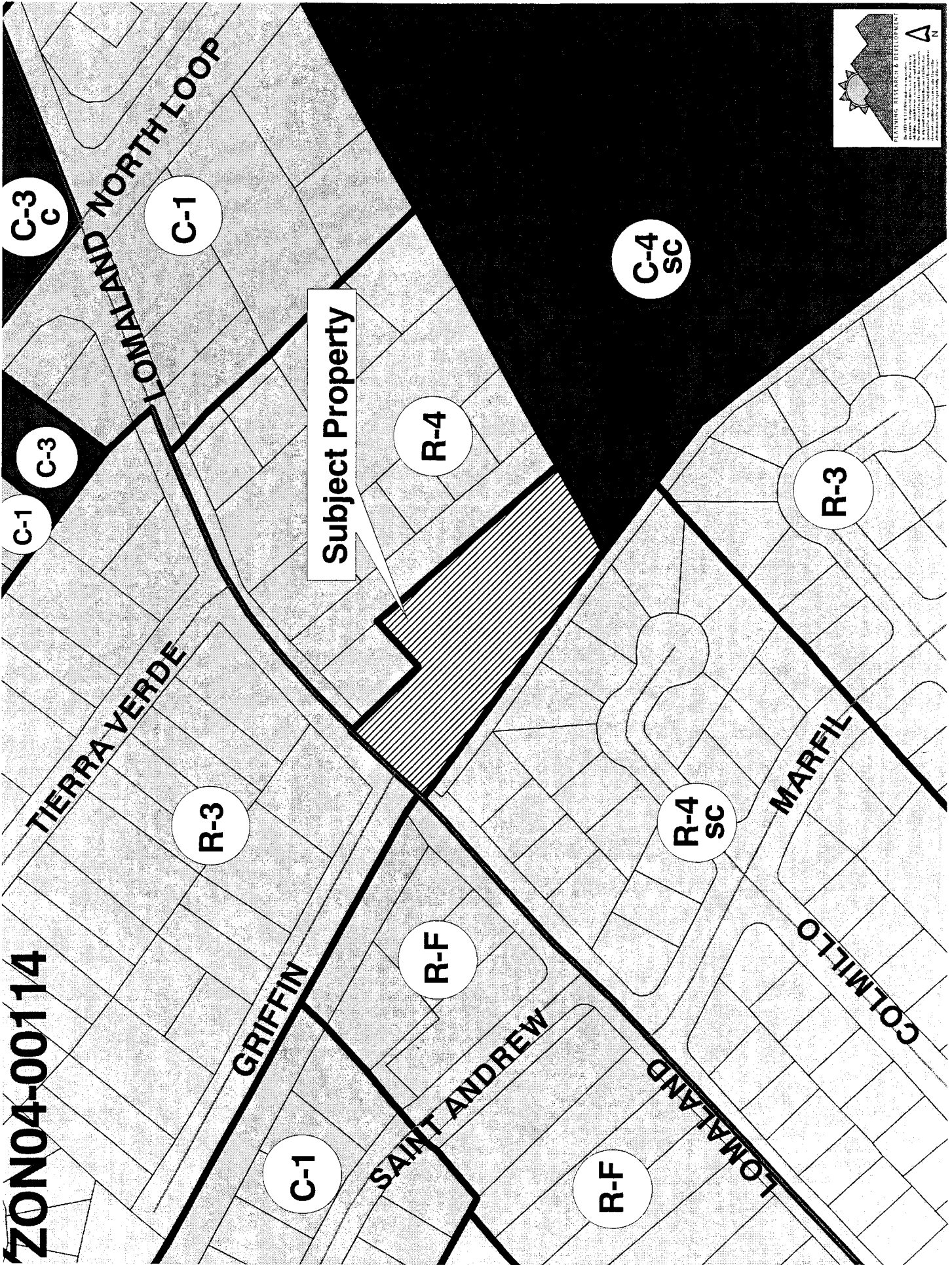
**Surrounding Land Uses:**

<b>North -</b>	R-3 (Residential) / residential
<b>South -</b>	R-4/sc (Residential/special contract) / residential
<b>East -</b>	R-4 (Residential) / vacant
<b>West-</b>	R-F (Ranch and Farm), R-3 (Residential) / residential

**Year 2025 Designation:** Residential (Lower Valley Planning Area)

**CITY PLAN COMMISSION HEARING, September 16, 2004,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ZON04-00114





**Zoning Case: ZON04-00114**

**General Information:**

The applicant is requesting a rezoning from R-4 (Residential) to A-2 (Apartment) in order to permit apartments. The property is 1.06 acres in size and is currently vacant. The proposed site plan shows twenty-four (24) apartment units to be located on the site. Access is proposed via Lomaland Drive with fifty (50) parking spaces provided. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Department has received four (4) letters and a petition with ten (10) signatures in opposition of this request.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-4 (Residential) to A-2 (Apartment).

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “provide a wide range of housing types that respond to the needs of all economic segments of the community.”

**The Year 2025 Projected General Land Use Map** for the **Lower Valley** Planning Area designates this property for **Residential** land uses.

**A-2 (Apartment) zoning** permits apartments and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the A-2 (Apartment) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will apartments be compatible with adjacent land uses?

**Information To The Applicant:**

**Building Permits and Inspections Department Notes:**

- A. Setbacks not shown on site plan building showing laundry area may not meet front setbacks.
- B. Six-foot screen wall required abutting R and A zones.
- C. Building Permits and Inspections recommends approval with the condition setbacks are to code for plan review process

**Engineering Department, Development Division Notes:**

See Enclosure 1.

**Engineering Department, Traffic Division Notes:**

- A. No apparent traffic concerns with the proposed zoning change.
- B. Driveway to the apartments shall be aligned with Griffin.

**Fire Department Notes:**

Zoning change does not adversely affect the Fire Department.

**El Paso Water Utilities Notes:**

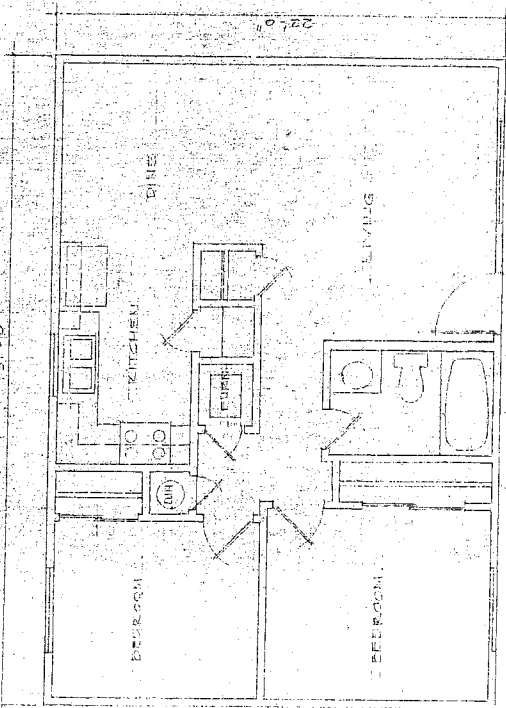
See Enclosure 2.

**Planning, Research & Development Department Notes:**

- A. The Year 2025 Projected General Land Use Map for the Lower Valley Planning Area designates this property for Residential land uses.
- B. A-2 (Apartment) zoning permits apartments and is compatible with adjacent development.

**ATTACHMENT:** Site Plan; Enclosure 1, Enclosure 2, Opposition.

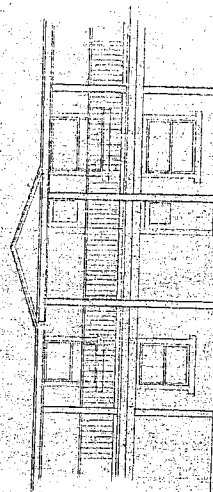
**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.



LEGAL DESCRIPTION

ALL OF TRACT 25, BLOCK 14,  
N. STELA GRANT, CITY OF EUFALA,  
H. PASO COUNTY, TEXAS  
CONTAINING 40.5556 (1.0 AC)

TOTAL 2.55 PRECONUNIT 24  
HC UNITS 2  
PARKING REQUIRED 48 SPACES  
PARKING PROVIDED 50  
HC PARKING 2  
TOTAL UNIT AREA 24 X 67 = 1628.00  
TOTAL LAUNDRY ROOM AREA 24 X 12 = 288.00  
TOTAL 1916.00



PARTIAL ELEVATION sec 1/8

20204-00114



**Engineering Department**  
DEVELOPMENT DIVISION  
COMMENTS

TO: PLANNING DEPARTMENT

DATE: August 31, 2004

FROM: ENGINEERING DEPARTMENT

ADDRESS: Lomaland Dr. S of N Loop Dr.

ATTN: Kimberly Forsyth, Fred Lopez, or  
Jorge Rousselin, Urban Planners

PROPOSED USE: Apartments

CASE NO.: ZON04-00114

PROPOSED ZONE: A-2

REQUEST: Rezoning from R-4 to A-2

LEGAL DESCRIPTION: Tract 2B, Blk 14, Ysleta Grant.

- ☐ 1. No comments
- ☐ 2. Must be submitted as a subdivision
- ☒ 3. Sidewalks & wheel chair ramps will be required,
- ☒ 4. Grading plan and permit required.
- ☐ 5. Storm Water Pollution Prevention details required.
- ☒ 6. Storm Water Pollution Prevention plan and permit required.
- ☒ 7. Drainage plans must be approved by the City Engineer
- ☒ 8. On site ponding will be required.
- ☒ 9. Private pond is required.
- ☒ 10. No water runoff allowed unto Lomaland Dr.
- ☐ 11. Additional R.O.W. required.
- ☒ 12. Additional Comments: Site location is **not** located within the Special Flood Hazard Area. Zone C, Panel 45 B.

Bashar Abugalyon, P. E.  
Interim Assistant City Engineer

DISTRICT: 7



## INTEROFFICE MEMORANDUM

To: Kimberly Forsyth  
Urban Planner/Land Development

From: El Paso Water Utilities - Engineering

Date: September 03, 2004

Subject: **ZON04- 00114 (Rezoning Case)**  
Tract 2B, Block 14, Ysleta Grant (the Property).

Location: Lomaland Drive south of North Loop Drive.  
Present: R-4 (Residential); residential  
Proposed: A-2 (Apartment); apartments

---

We have reviewed the zoning change request described above and provide the following comments:

### **Water**

Along Lomaland Drive between Griffin Way and Tierra Verde Drive, there is an existing four (4) inch diameter water main.

Previous pressure readings conducted on a fire hydrant located at the corner of Lomaland Drive and Tierra Verde Drive have yielded a static pressure of 94 pounds per square inch (psi), a residual pressure of 90 psi, a discharge of 1,061 gallons per minute (gpm).

### **Sanitary Sewer**

Along Lomaland Drive between Griffin Way and Tierra Verde Drive, there is an existing twelve (12) inch diameter sanitary sewer main.

### **General**

The El Paso Water Utilities - Public Service Board (EPWU-PSB) is interested in leasing the water rights of this Property. Please contact Ed Fierro at 594-5663.

Easements will be required in order to enable the construction, operation, maintenance, and, repair of the proposed water and sanitary sewer mains.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

The alignment and location of the proposed EPWU-PSB easement shall enable the placement of water meters outside of the parking areas and minimize the length of services. No vehicular traffic is allowed over the water meters. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters 24 hours a day, seven (7) days a week.



No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.

De-watering may be required to enable the construction of water mains, sanitary sewer mains and related appurtenant structures.

In the event that the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

The El Paso Water Utilities requires a finalized set of improvement plans including drainage and grading plans to initialize the design of the water and sanitary sewer main extensions to serve subject Property. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. Furthermore, application for services for subject Property must be made in conjunction with the request for water and sanitary sewer main extensions. The improvement plans should include a site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance which are required at the time of application. The certificate-of-compliance can be obtained on the 2nd floor at City Hall.

EPWU does not object to this request.

APPEAL TO THE CITY COUNCIL

DATE 9/29/04

HONORABLE MAYOR AND CITY COUNCIL  
CITY OF EL PASO, TEXAS

DEAR MAYOR AND COUNCIL:

After a public hearing held on September 16, 2004, the  
\_\_\_\_\_ denied my request for rezoning  
of property located at 400 Lomaland to an A-2.

legally described as:

Tract ZB Block 14, Isla District

I hereby request the City Council to review the decision of the \_\_\_\_\_  
Rezoning of property to A-2 AND CONSIDER MY REQUEST

SET OUT ABOVE. I AM ATTACHING A LETTER SETTING FORTH MY  
REASONS FOR BELIEVING THEIR DECISION TO BE IN ERROR.

  
APPLICANT

1900 E. Wyoming  
ADDRESS

(915) 532-6970  
TELEPHONE NUMBER

04 SEP 29 11 30 AM '04

Two (2) copies filed in City Clerk's Office on: \_\_\_\_\_



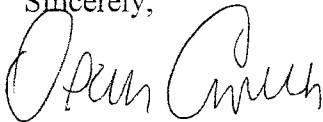
September 29, 2004

Honorable Mayor and City Council  
City of El Paso, Texas

Dear Mayor and Council:

I believe the decision to deny my request for the rezoning of my property at 400 Lomaland from residential to an A-2 was done in error. Many of the reasons the public presented were judgmental and oblivious. One resident of the area suggested that people who lived in apartments were thieves, which, of course, is not true. Others thought an apartment complex would make the neighborhood unattractive. I believe the apartment complex I want to build would make the neighborhood appealing. It is a good location to build a complex. The lot right now is empty and not very attractive. The apartment building I have planned would be eye-catching and well maintained. In conclusion, I feel that an apartment complex at this location would benefit the neighborhood.

Sincerely,

A handwritten signature in cursive script, appearing to read "Oscar Andrade".

Oscar Andrade

04 SEP 29 PM 3:01

PROPERTY OWNERS' PETITION OPPOSING A ZONING CHANGE REQUEST

Zoning Case Number: ZON04-00114

We the undersigned owners of property within 200' of the property that is the subject of this zoning case oppose the requested zoning change as well as the following types of uses on the property for which a zoning change is sought. (Please explain in detail as the City Council may in some situations grant a less intensive zoning classification or land use than that requested by the applicant for a zoning change.)

The property is legally described as Tract 2B, Block 14,

Ysleta Grant. The request is to change the zoning from

R-4 (Residential) to A-2 (Apartment) in order to permit apts.

Opposing Property Owner's Name (printed as it appears on the City's tax roll)	Address(es) or property description(s) of Opposing Property Owner's property, within 200' of the proposed zoning change, for which this petition is submitted	Opposing Property Owner's Signature
1. Rosa Mayaguez	369 Chillo Dr.	Rosa Mayaguez
2. Rosa Hernandez	373 Cornille	Rosa Hernandez
3. Patricia Alvarado	384 Cornille	Patricia Alvarado
4. Rebecca M Alfaro	411 Lomaland	Rebecca M. Alfaro
5. Maria R Medina	364 Lomaland	Maria R Medina
6. Ruben Colorado	370 Lomaland Dr	Ruben Colorado
7. DAVID ORTEGA	8206 Loma Vista	David Ortega

8.	<u>Gloria R. Garcia</u>	<u>365 Colmillo</u>	<u>Gloria R. Garcia</u>
9.	<u>Ernesto Castaneda</u>	<u>8113 Mar 5<sup>th</sup></u>	<u>Ernesto Castaneda</u>
10.	<u>Jaime Robles</u>	<u>364 Colmillo</u>	<u>Jaime Robles</u>

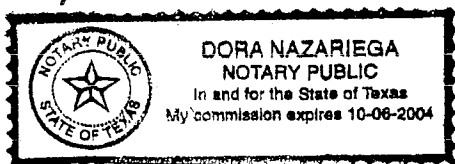
STATE OF TEXAS §  
COUNTY OF EL PASO §

I, JAVIER BLANCAS, do hereby verify that I collected the information contained on this document and that the persons whose names are listed hereon did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Javier Blancas  
Signature of Person Collecting Names  
731 - 8304  
Telephone number

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Javier Blancas, who is known to me or • who was proved to me on the oath of Dora Nazariega (name of person identifying the acknowledging person) or • who was proved to me through TX DL 0302 9390 (description of identity card or other document issued by the federal or state government containing the picture and signature of the acknowledging person) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14<sup>th</sup> day of September, 2004



Notary's Seal of Office

Dora Nazariega  
Notary Public in and For  
The State of Texas

Dora Nazariega  
Notary's Printed Name

My Commission Expires: 10-06-2004

City Plan Commission,

Building apartments on Lomaland really concerns me. My family and I have lived on 365 Lomaland for twelve years. My home is located near some duplex homes. We have had multiple problems with the people that have moved in and out. These include gang related experiences where one group wanted to mark their territory with spray paint and the other was fighting against it. Our neighborhood was ugly and it didn't seem ours any more. I was frightened to go outside because of the many gang fights which included breaking of windows with bats, using the manhole covers to throw at each other, stabbings, shootings, and the many sleepless nights because of screaming in the middle of the night. There have been all night parties where people are urinating and vomiting on the street. We have called police many times but we are afraid these people will rebel against us. My family and I have been woken up to a telephone call from the police. There were multiple police vehicles parked in front of our home with yellow tape around the fence. There was a knife that was thrown in our back yard after it was used to stab someone. All this and more came from the people that live in the duplex homes. With apartments being built so close to other apartments, duplexes and mobile home areas, I feel this could only create more of a problem. Please check on the violence that has been happening in our area. Please, we do not need more violence that apartments can bring. With two bars located close to Lomaland, the apartments do not seem like they would improve our area. The Lower Valley is very much in need of improvements.

Another issue that I am very concerned with, is the large amount of traffic going through Lomaland. I can only expect more traffic with the apartments being built.



My husband and I have worked very hard to build our home and have tried to keep it a nice environment for my three year old son to live in. I would hate very much to leave my home just because we have ignorant people who care less about life than we do. With people moving in and out of these apartments, its hard to tell what type of people we will have living among us.

Please deliberate your plans on building these apartments on Lomaland. I can only tell you what has been happening in this area and how important it is not to build them. Please reconsider.

Very concerned,

Mrs. Alvarado

Sept 9, 2004

CITY PLAN COMMISSION

I Jose R ALVARADO AND MARIA P ALVARADO  
DO NOT AGREE ON WHAT MR OSCAR ANDRADE  
IS TRYING TO DO. TO GET YOU TO GRANT A  
PERMIT TO CHANGE ZONE R4 RESIDENTIAL  
TO A-2 APARTMENTS, WE OPPOSE TO THIS.

AS YOU KNOW THIS NEIGHBORHOOD IS RUN DOWN  
WITH TRAILER COURT 400 BLOCK LOMALAND  
AND APARTMENTS ON SAINT ANDREW THERE'S  
A LOT OF TRAFFIC THE ROAD IS ALL TORN UP.  
THERE'S TRASH WEED. WHAT WE WOULD LIKE  
TO SEE IS LOMALAND FIX ITS, BEEN 20 SOME  
YEARS, LAST TIME THEY PUT BLACK TOP, HALF  
OF THE STREET DOESN'T HAVE SIDE WALKS  
NOR DRAINAGE. NO MORE APARTMENTS.

THANK YOU

Jose R ALVARADO

CASE NO. ZON04-00114

375 LOMALAND 79207

U.S. POSTAL SERVICE RET.

MARIA P ALVARADO

CASE NO. ZON04-00114

375 LOMALAND

HOME MAKER.

Jose R ALVARADO

MARIA P. ALVARADO

Sept. 13, 2004

Planning Dept.  
City of El Paso  
2 Civic Center Plaza 2<sup>nd</sup> Floor  
El Paso, TX 79901

To whom it may Concern:

We, Jesus and Margarita Martinez of  
351 Lomaland, El Paso, Texas 79907

are opposing to the re-zoning of  
the 400 block of Lomaland due  
to the traffic it may cause.

As it is, the street is in very  
poor condition between North Loop  
and San Jose.

Thank you for any help to this  
matter.

Jesus M. Martinez  
Margarita P. Martinez



9. 11-04

Caso # Sura 0400114

yo Jose L. Medina

me opongo a la construcción de los  
apartamentos

José L. Medina

CITY OF EL PASO  
PLANNING RESEARCH  
AND DEVELOPMENT  
2004 SEP 15 PM 4:20

01 SEP 14 PM 3:12



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF TRACT 2B, BLOCK 14, YSLETA GRANT EL PASO, EL PASO COUNTY, TEXAS (LOMALAND DRIVE SOUTH OF NORTH LOOP DRIVE) FROM R-4 (RESIDENTIAL) TO A-2 (APARTMENT). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the zoning of *Tract 2B, Block 14, Ysleta Grant, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from **R-4 (Residential) to A-2 (Apartment)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Joe Wardy  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Fred Lopez, Zoning Coordinator  
Planning, Research & Development

\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Matt Watson, Assistant City Attorney

**Michael M. Ivey, RPLS**

9638 North Loop Rd.  
El Paso, Texas 79927  
Phone: (915)859-7607  
Fax: (915)860-9230

## Exhibit "A"

1.059 acres out of Tract 2B, Block 14, Ysleta : Job No.: 082503  
Grant, City of El Paso, El Paso County, Texas :  
Field Note Description

All that tract or parcel of land situated in the Ysleta Grant, City of El Paso, El Paso County, Texas, same being Tract 2B, Block 14, and being that certain tract described in deed to Catholic Media Ministries of El Paso, Inc., of record in Volume 2860, Page 1789, of the Deed Records of El Paso County, Texas, and also being more particularly described as follows:

Beginning at a 1/2-inch rebar found marking the east corner of the Catholic Media Ministries tract, same being on the northwest line of that certain tract described in deed to Catholic Media Ministries of El Paso, Inc., of record in Volume 2860, Page 1021, of the Deed Records of El Paso County, Texas, and being the south corner of Tract 2A, Block 14, of the Ysleta Grant, a Texas Department of Transportation brass cap monument found on the southwest right-of-way of North Loop Road (FM 76) bears North 57°45'00" East, 58.11 feet, and North 57°37'00" East 656.84 feet;

Thence with the common line between the two Catholic Media Ministries tracts, South 57°45'00" West, a distance of 80.29 feet to a 5/8-inch rebar found on the northeast right-of-way of the Juan De Herrera Lateral, a 1/2-inch rebar found marking an angle point in the northeast right-of-way bears South 58°22'00" East, 164.50 feet;

Thence with the northeast right-of-way of the Juan De Herrera Lateral, same being the southwest line of Tract 2B, North 58°22'00" West, a distance of 417.80 feet to a 1/2-inch rebar found on the southeast right-of-way of Lomaland Drive;

1 Thence with the southeast right-of-way of Lomaland Drive, same being the northwest line of  
2 Tract 2B, North 44°21'00" East, a distance of 103.50 feet to a 1/2-inch rebar found marking the  
3 west corner of Tract 2A;

4  
5 Thence with the northernmost southwest line of Tract 2A, South 43°48'00" East, a distance of  
6 100.00 feet to a 1/2-inch rebar found marking an interior ell corner of Tract 2B;

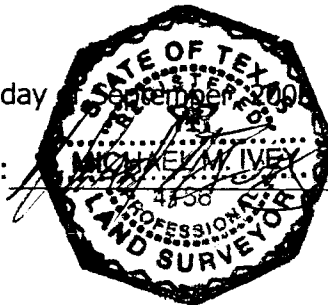
7  
8 Thence with the northernmost southeast line of Tract 2A, North 44°21'00" East, a distance of  
9 80.00 feet to a 1/2-inch rebar found marking the easternmost north corner of Tract 2B;

10  
11 Thence with the common line of Tracts 2A and 2B, South 43°51'34" East, a distance of 326.37  
12 feet to the Point of Beginning and containing 46,147 square feet or 1.059 acres of land.

13  
14 I hereby certify that these field notes and the accompanying plat are a true and correct  
15 representation of a survey made under my supervision.

16  
17  
18 Dated this 14<sup>th</sup> day of September, 2008

19 By:



20  
21  
22 Basis of bearing for this description are monuments found in the center and on the right-of-way  
23 of North Loop Road and the right-of-way map for filed in the offices of the Texas Department of  
24 Transportation-El Paso District.